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AA 0003505

27-January-2005

Miami-Dade County
Building & Zoning Department
111 NW First Street
Miami, Florida 33128

Attn. Mr. Fred Endara

Re: Hearing No. Z2004000161
Black Creek, LC
Old Silver Palm Trail

RECEIVED
JAN 28 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY _____

Dear Mr. Endara:

Enclosed, please find for your file and distribution our latest revised site plan dated January 26, 2005 for the above referenced project.

Please note that these minor revisions to the site plan were done in response to the Planning Department's instructions after a meeting with Mr. Gilberto Blanco and Karina from the Planning Department and Zoning Evaluation. These are not changes as a result of plan deficiencies but rather improvements to the overall planning of the project in response to conditions requested by the Planning Department. We are hereby submitting three full size sets of site plans and landscape plans sheets, as well as one reduce set, for your use.

Please, remember that the hearing is scheduled for February 15th, 2005.

Should you need additional information, on this project, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Leo Bellon, AIA
Principal

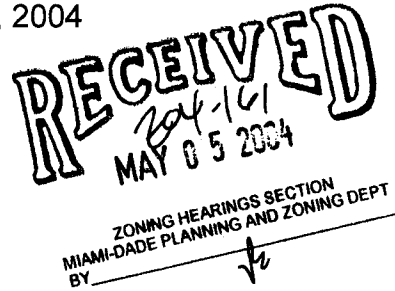
Cc. Javier Vazquez

LAW OFFICES OF
Javier L. Vazquez, P.A.

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May 1, 2004

Diane O'Quinn Williams
Director, Dept. of Planning and Zoning
Miami-Dade County
111 N.W. 1st Street, 11th Floor
Miami, Florida 33128



Re: Revised Letter of Intent – Michael Nevel as Trustee of the Black
Creek Trust (#03-275)
NE Corner of SW 232nd Street and Florida Turnpike
District Boundary Change from A.U. to RU-1M(a)

Dear Ms. O'Quinn,

This shall constitute our revised letter of intent in support of the above-referenced application (the "Application") for approval of a district boundary change from A.U. to RU-1M(a). Our request remains the same, to rezone the subject property from AU to RU-1M(a). The reason for our revision is to include additional property as per the attached application. The subject property now consists of approximately 50 acres and our revised plan now consists of 240 single family homes. Although not required, the applicant is submitting a site plan with elevations and does intend to proffer a Declaration of Restrictions tying the plans to the approval of this request. We will be submitting the covenant in the very near future.

The subject property lies on the north side of SW 232nd Street and immediately east of the Florida Turnpike. The requested district boundary change is consistent with the subject property's designation on the Land Use Map of Miami-Dade County's Comprehensive Development Master Plan, which designates the area as Low Density Residential (up to six (6) units per gross acre. In order to assure the proposed zoning designations will not trigger any Master Plan consistency issues, the Applicant is prepared to proffer a Declaration of Restrictions limiting the density to no more than 240 residential dwelling units.

Based on the foregoing, the Applicant would request your favorable consideration and recommendation of the Application.

Respectfully submitted,
Javier L. Vazquez, Esq.

A large, stylized handwritten signature in black ink, appearing to be "Javier L. Vazquez", written over the typed name.